

# Grantville Master Plan

Stakeholders Committee Meeting

April 13, 2009

## Agenda

SANDAG 3D Visualization – Howard Blackson	6:15
Sub Area A Coalition Massing/Phasing - Mike Labarre	6:30
Land Use and Street Alternatives – J.J. Folsom/Todd Mead	6:35
Next Steps	7:55
Adjournment	8:00



# Vision Statement

Our vision for Grantville in the year 2030 is for the improvement and reestablishment of an older neighborhood in central San Diego. We envision an attractive, balanced community with a desirable quality of life that capitalizes on its proximity to a network of freeways, trolley lines, natural environment, waterways, and open spaces. In the year 2030, Grantville is a community that...

Respects the vitality and livelihood of locally owned and operated businesses while promoting the expansion of new business opportunities;

Contains an appropriate mix of auto, pedestrian, bicycle, and public transportation opportunities for optimum mobility;

Offers a variety of housing opportunities while considering neighborhood scale and integrity;

Connects residents and visitors to the San Diego River while providing safe and adequate buffers from developed areas; and

Contains sufficient public facility amenities such as neighborhood and community parks, libraries, schools, and emergency services.

# Master Plan Alternatives

Market Demand

Refined land use alternatives and 3d massing diagrams



# Economic Analysis (DRAFT by ERA)

## Market Demand Estimates for new development 2010 - 2030 (allows for absorption of existing vacancies)

<u>Land Use</u>	<u>Low</u>	<u>Mid</u>	<u>High</u>
Housing (du)	4,000	5,000	6,300
Office sq ft	300,000	370,000	370,000
Industrial	150,000	250,000	250,000
Retail (neighborhood)*	76,000	108,000	132,000
Retail (community)	109,000	133,000	151,000

\*5,000 housing units can support upwards of 75,000 SF of neighborhood retail space



## Existing Land Use/Yields

## Existing Land Use/Yields

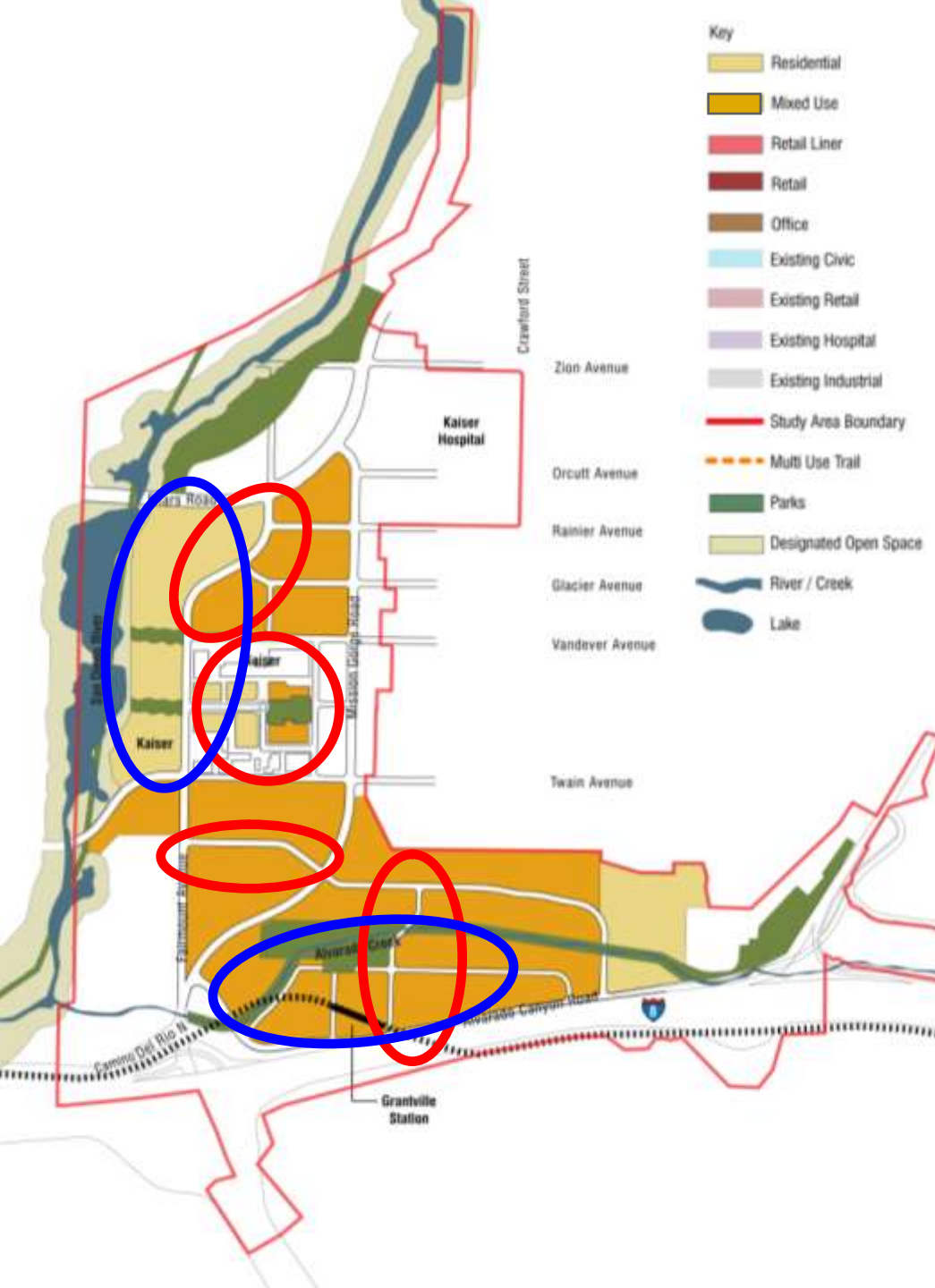
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- The map illustrates the study area for the Kaiser Permanente Medical Center in San Diego. A red line delineates the study area boundary, which encompasses the Kaiser Hospital and surrounding areas. The map shows various land uses, including residential, mixed use, retail, office, and existing civic, retail, hospital, and industrial. Key streets shown include Friars Road, Mission Gorge Road, Decena Drive, and Alvarado Canyon Road. The San Diego River and Alvarado Creek are also depicted. The map includes a key for land use types and a legend for transportation infrastructure, such as multi-use trails and parks. The Kaiser Hospital is a prominent feature, and the map also shows the location of Grantville Station and the intersection of Alvarado Canyon Road and Mission Gorge Road.
- Key**
- Residential
  - Mixed Use
  - Retail Liner
  - Retail
  - Office
  - Existing Civic
  - Existing Retail
  - Existing Hospital
  - Existing Industrial
  - Study Area Boundary
  - Multi Use Trail
  - Parks
  - Designated Open Space
  - River / Creek
  - Lake
- Map Labels:**
- Crawford Street
  - Zion Avenue
  - Rainier Avenue
  - Glacier Avenue
  - Vandever Avenue
  - Twain Avenue
  - Mission Gorge Road
  - Decena Drive
  - Mission Gorge Place
  - Alvarado Creek
  - Alvarado Canyon Road
  - Grantville Station
  - Rivendale Street
  - Pharmacia Avenue
  - Camino Del Rio II
  - Kaiser Hospital
  - Kaiser
  - Kaiser
  - Friars Road
  - San Diego River

# Alternative D

(Sub Area A Coalition)

## Key Elements

- Fairmount connection to Friars Road
- New Street connection between Alvarado Canyon and Mission Gorge Place
- Mission Gorge Place connection to Fairmount
- High density mixed use at trolley station
- Residential uses adjacent to San Diego River
- Commercial redevelopment on blocks between Mission Gorge, Fairmount, Friars, and Vandever.
- Centerpointe development as originally approved
- Large new park along Alvarado Cr.



# Alternative D

(Sub Area A Coalition)

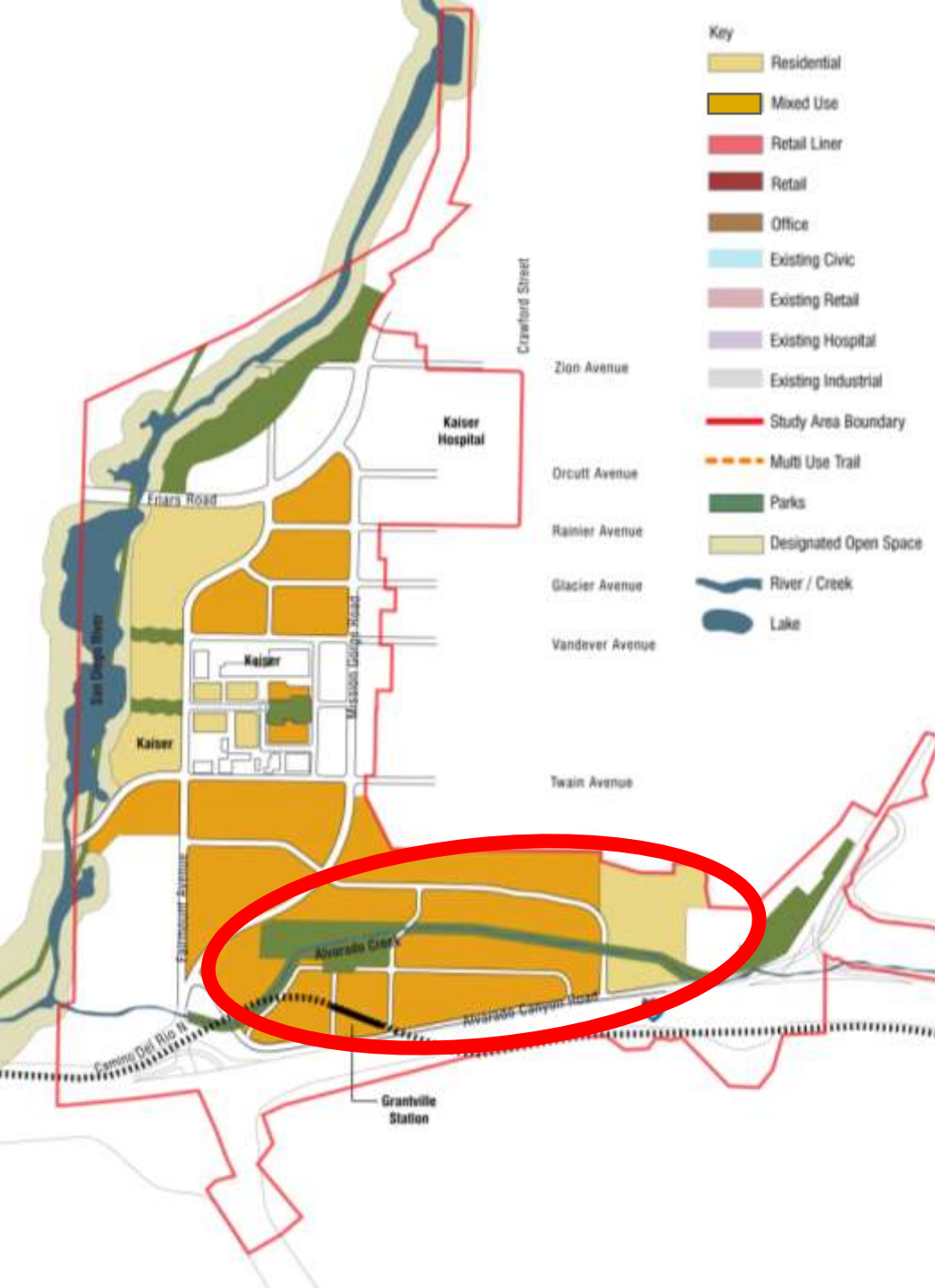
Development Yields (2040)\*

- Housing units: 5,152 du
- Retail : 175,000 sf
- Office: 800,000 sf
- Parks: 29 acres

**Approximately 29 acres of new park space**

**Required population based parks for 8,000 units is 43 acres**

**\*These yields are only for the 70 acres surrounding the trolley station**





# Alternative D

(Sub Area A Coalition)  
20 Year Plan





# Alternative D

(Sub Area A Coalition)  
20 Year Plan



# Alternative D

(Sub Area A Coalition)  
20 Year Plan



# Economic Analysis (Draft by ERA)

## Target Yields for Alternative E/F

### Market Demand Estimates for new development 2010 - 2030 (allows for absorption of existing vacancies)

<u>Land Use</u>	<u>Low</u>	<u>Sub Area A Coalition 2040**</u>
Housing (du)	4,000	5,152
Office sq ft	300,000	800,000
Industrial	150,000	0
Retail (neighborhood)*	76,000	175,000
Retail (community)	109,000	0

\*5,000 housing units can support upwards of 75,000 SF of neighborhood retail space

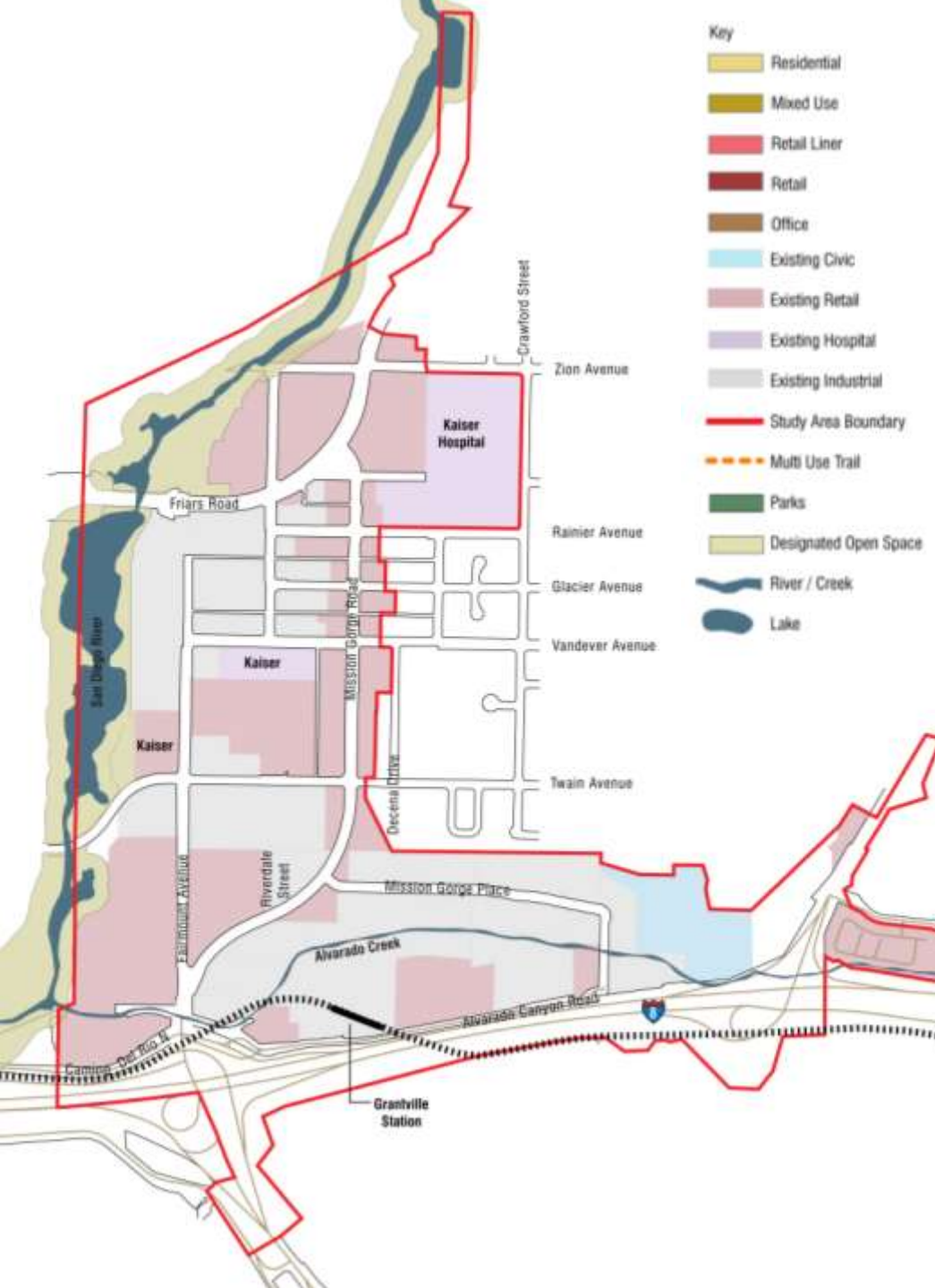
**\*\*Sub Area A Coalition yields are only for the 70 acres surrounding the trolley station**

# Alternative E/F Hybrid

## Existing Land Use/Yields

- Housing units: 0 du
- Commercial (majority is retail with some office): 1,334,115 sf
- Hospital: 722,510 sf
- Industrial: 1,289,518
- Parks: 0 acres

**Total: 3,346,143 sq ft**





# Alternative E/F Hybrid

## Existing Street Network



# Alternative E/F Hybrid Transportation

- New Street connections between Alvarado Canyon and Mission Gorge Place
- New Alvarado Canyon alignment
- Mission Gorge Place connection to Fairmount Road
- Street connections in Centerpointe (connect to Mission Gorge)
- Fairmount connection to Friars Road
- New streets west of Fairmount and north of Friars for residential development (could be private)
- Landscaped median and consolidated turn lanes in Mission Gorge Road
- (Mission Gorge/I-8 interchange improvements will needed after 2,000 new du are built)



# Alternative E/F Hybrid Parks and Open Space

- Access to the river via publically accessible open space and streets
- 10 acre park the Riverdale/ Zion/Friars area
- 1.4 acres along San Diego River Trail
- 1.4 acre park at terminus of Glacier Avenue along San Diego River
- 7.1 acres of park near trolley station including a pedestrian and bike path along Alvarado Creek

**Approx. 20 acres of new park space**

**Required population based parks for 4,000 units is 21.5 acres**



# Alternative E/F Hybrid Housing

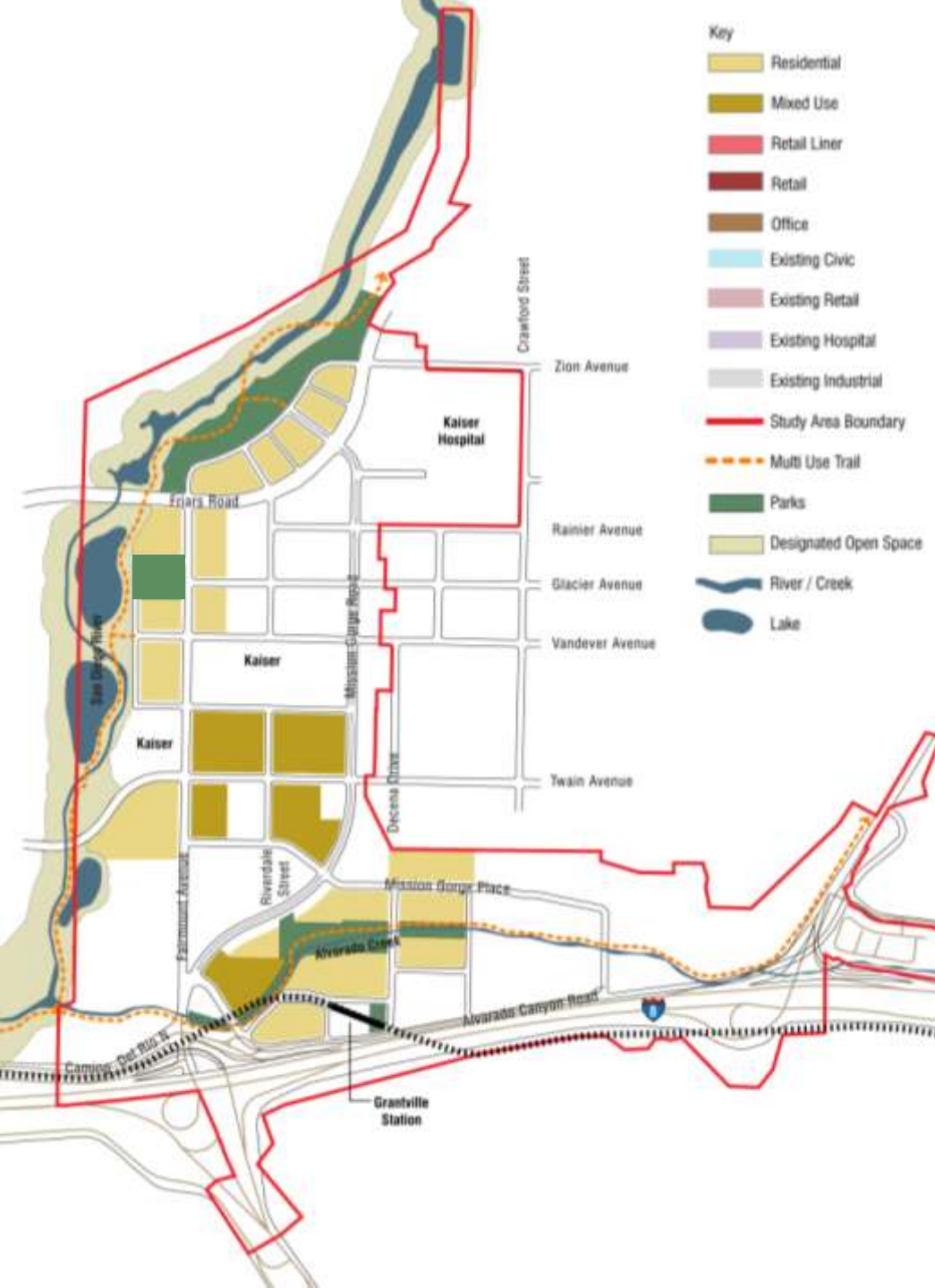


- Residential uses adjacent to San Diego River and along Fairmount Avenue – mid to high rise
- High density housing adjacent to Trolley Station – mid to high rise
- 4,000 new housing units (including housing on mixed use blocks)
- (Mission Gorge/I-8 interchange improvements will needed after 2,000 new du are built)



# Alternative E/F Hybrid Mixed Use

- Mixed Use Village Center destination on Twain Ave with 3 – 4 stories of housing above commercial uses
- Mixed use at new intersection of Alvarado Canyon Road and Mission Gorge Road
- A portion of the 4,000 total new housing units occur on these mixed use blocks



# Alternative E/F Hybrid Retail

- Mixed Use Village Center destination on Twain Ave
- Neighborhood retail along new road between Mission Gorge Place and Alvarado Canyon Road
- 109,000 square feet of community oriented retail.
- 76,000 square feet of neighborhood retail





# Alternative E/F Hybrid

## Total New Development Yields

- Housing units: 4,000 du
- Retail : 76,000 sf neighborhood
- Retail: 109,000 sf community
- Office: 300,000 sf
- Parks: 20 acres





# Alternative E/F Hybrid

## Total Development Yields

### New + Existing

- Housing units: 4,000 du
- Retail : 76,000 sf neighborhood
- Retail: 109,000 sf community
- Office: 300,000 sf
- Parks: 20 acres ( 21.5 required)

### Existing to remain

- Industrial: 590,480 sf (700,000 removed)
- Commercial: 730,968sf (603,000 removed)
- Hospital: 722,510 sf (0 removed)



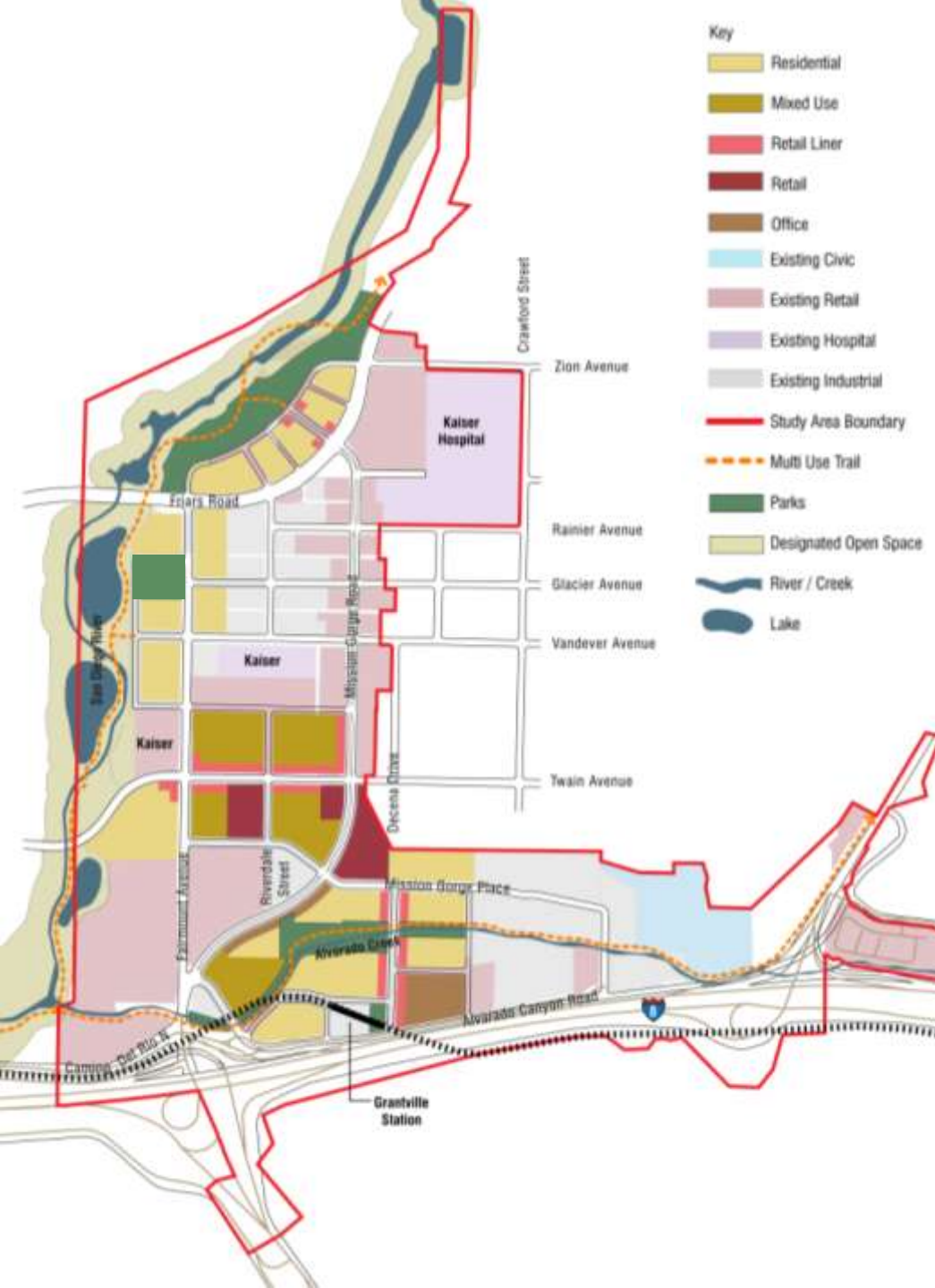
# Alternative E/F Hybrid

## Total Development Yields

### Net Gain

- Housing units: 4,000 du (5M sq ft)
- Retail : (343,147)
- Office: 300,000
- Industrial: (700,000) sf (some could relocate to sub are B)
- Parks: 20 acres

**Total Net Gain: 4,000,000 sf**





# Alternative E/F Hybrid

View from south of I-8\*



\*View is 200' above the highest point in the Kensington/College neighborhood



# Alternative E/F Hybrid

View from south of I-8\*



\*View is 200' above the highest point in the Kensington/College neighborhood



# Alternative E/F Hybrid

View from south of I-8\*



**\*View is 200' above the highest point in the Kensington/College neighborhood**





# Alternative E/F Hybrid

from Santo Road in Tierrasanta



# Alternative G

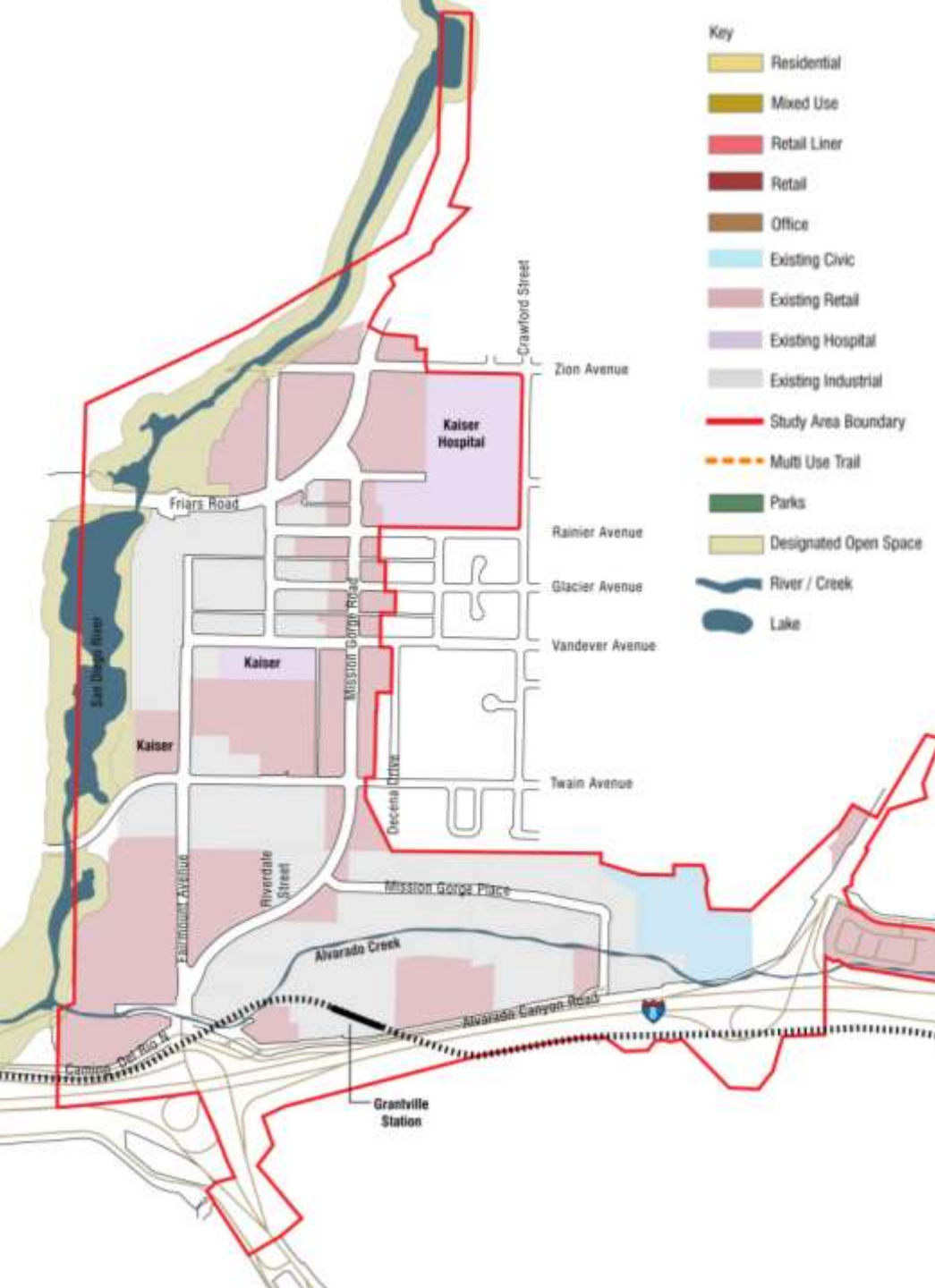




# Alternative G

## Existing Conditions

- Housing units: 0 du
- Commercial (includes office and retail): 1,334,115 sf
- Hospital: 722,510 sf
- Industrial: 1,289,518
- Parks: 0 acres



# Alternative G

## Existing Street Network



# Alternative G

## Transportation

- New Street connection between Alvarado Canyon and Mission Gorge Place
- New Alvarado Canyon alignment
- Mission Gorge place connects to Fairmount with new bridge over San Diego River, Twain west of Fairmount goes away
- Street connections in Centerpointe (connect to Mission Gorge)
- Fairmount connection to Friars Road
- New streets north of Friars for residential development (could be private streets)
- Landscaped median and consolidated turn lanes in Mission Gorge Road



# Alternative G

## Parks and Open Space

- 10 acre park north of Friars Road
- 6 acres of park north of Vandever at Fairmount intersection
- Two 1 acre parks west of Fairmount connecting to the San Diego River
- 1.8 acres of park along Alvarado Creek for bicycles and pedestrians
- 7.1 acre park near trolley station adjacent to Alvarado Creek
- 4.8 acre park near Navajo Canyon Park trailhead

**Approximately 31.7 acres of new park space**

**Required population based park for 8,000 units is 43 acres**





# Alternative G

## Housing

- Residential uses adjacent to San Diego River north of Friars and West of Fairmount
- Residential uses at eastern end of Mission Gorge Place
- Residential uses throughout study area above commercial uses
- 8,000 total new housing units (most of which occur on mixed use blocks)



# Alternative G

## Mixed Use

- High Density mixed use surrounding trolley station with large office and residential component – mid to high rise
- Small scale mixed use along Mission Gorge Road and adjacent to Kaiser in Centerpointe blocks – low to mid rise
- Mixed use Village Center on Twain – low to mid rise
- A majority of the 8,000 total new housing units occur on these mixed use blocks



# Alternative G

## Retail

- Village Center destination with retail and entertainment on new street between Mission Gorge and Fairmount south of Kaiser (Centerpoint blocks)
- Neighborhood retail on ground floor of mixed use building entire length of Mission Gorge Road and around trolley station
- 132,000 square feet of community oriented retail.
- 151,000 square feet of neighborhood retail





# Alternative G Office

- Office along Mission Gorge Road north of Vandever and adjacent to Kaiser Hospital – low to mid rise
- Office adjacent to Trolley station – mid to high rise
- 370,000 square feet of office (including office uses in mixed use areas)







# Alternative G

## Total New Development Yields

### Full build out of study area

- Housing units: 8,000 du (8M sf)
- Retail : 132,000 sf neighborhood
- Retail: 151,000 sf community
- Office: 370,000 sf
- Parks: 31.2 (43 required)

**Total Net Gain: 6,030,000 sf**

# Street Improvements

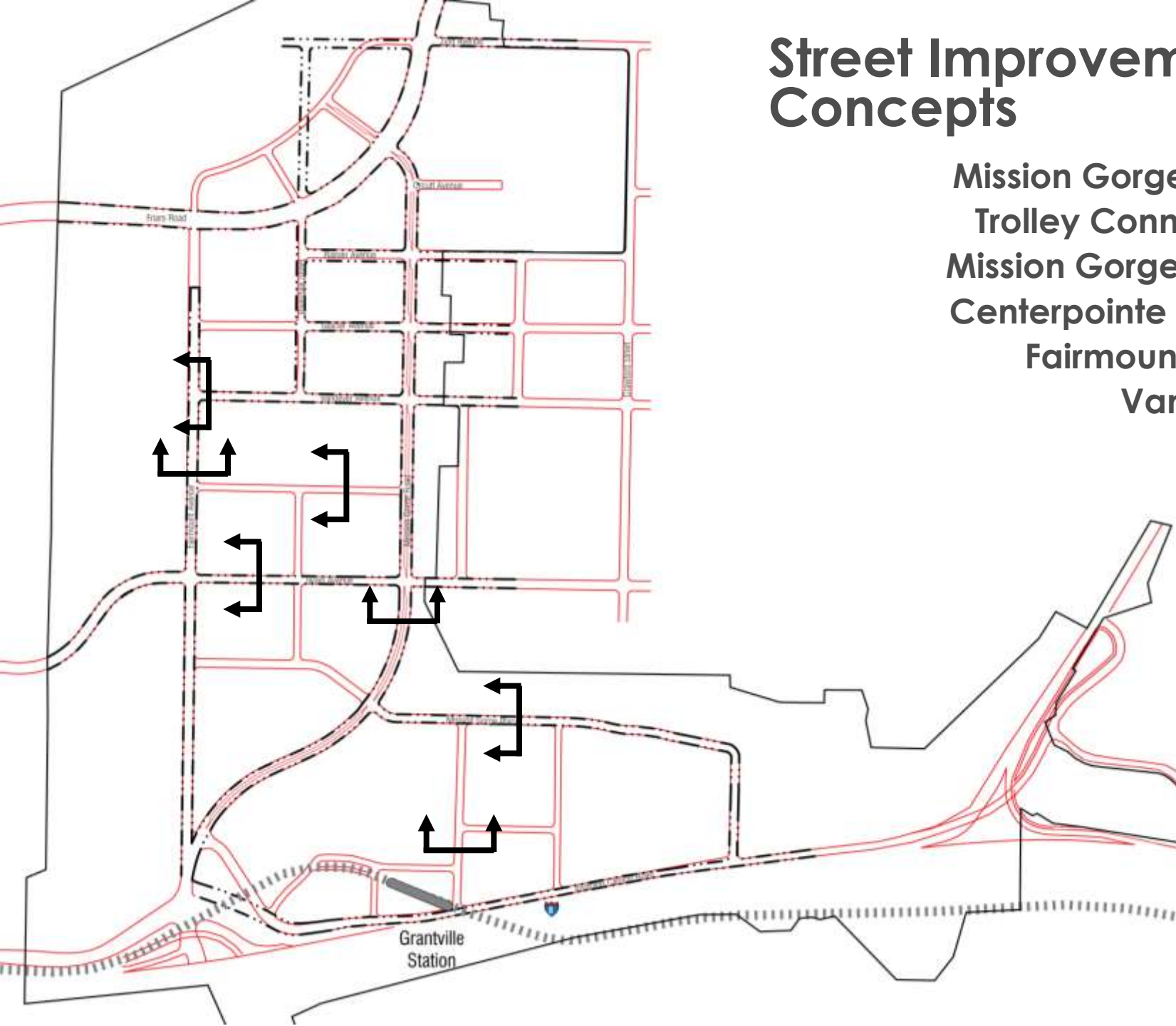
Street Improvement Diagrams

Street Sections



# Street Improvement Concepts

**Mission Gorge Road  
Trolley Connection  
Mission Gorge Place  
Centerpointe Streets  
Fairmount Road  
Vandever**



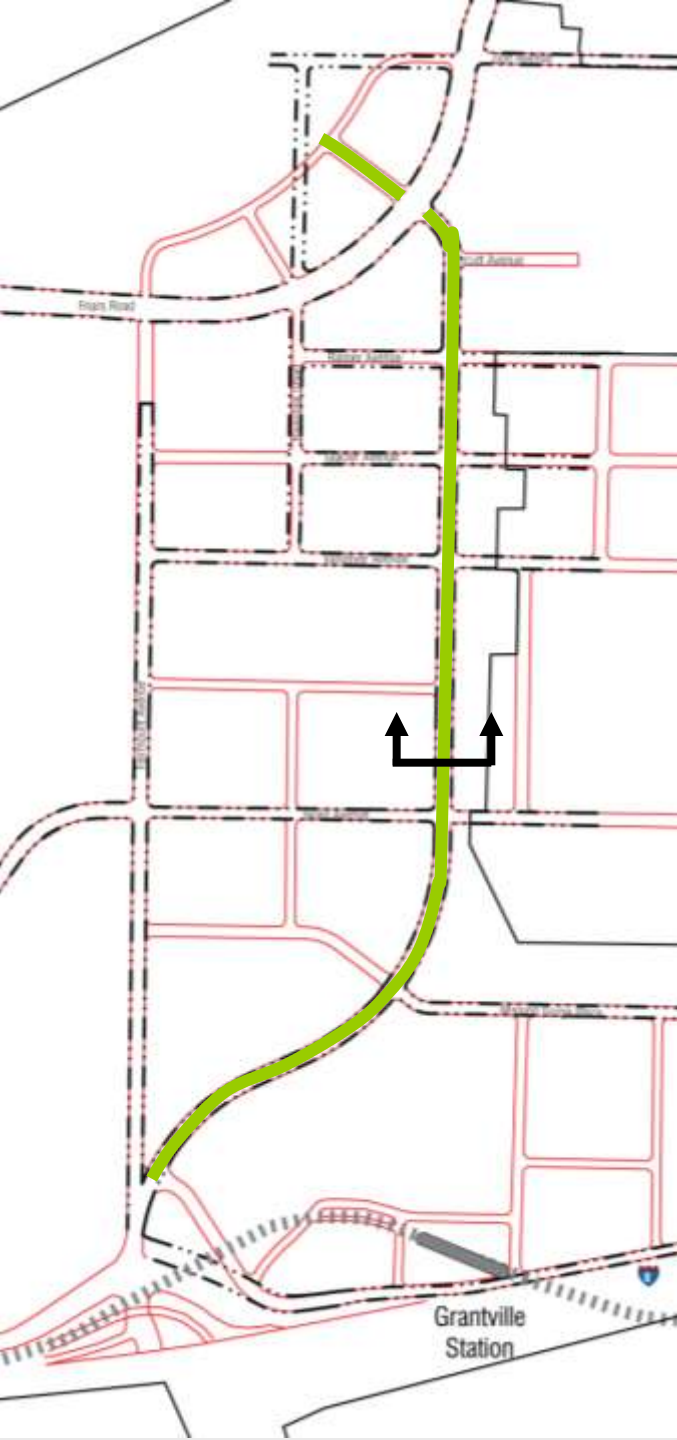


# Mission Gorge Road

Landscaped median

Trees in grates

Streetscape amenities



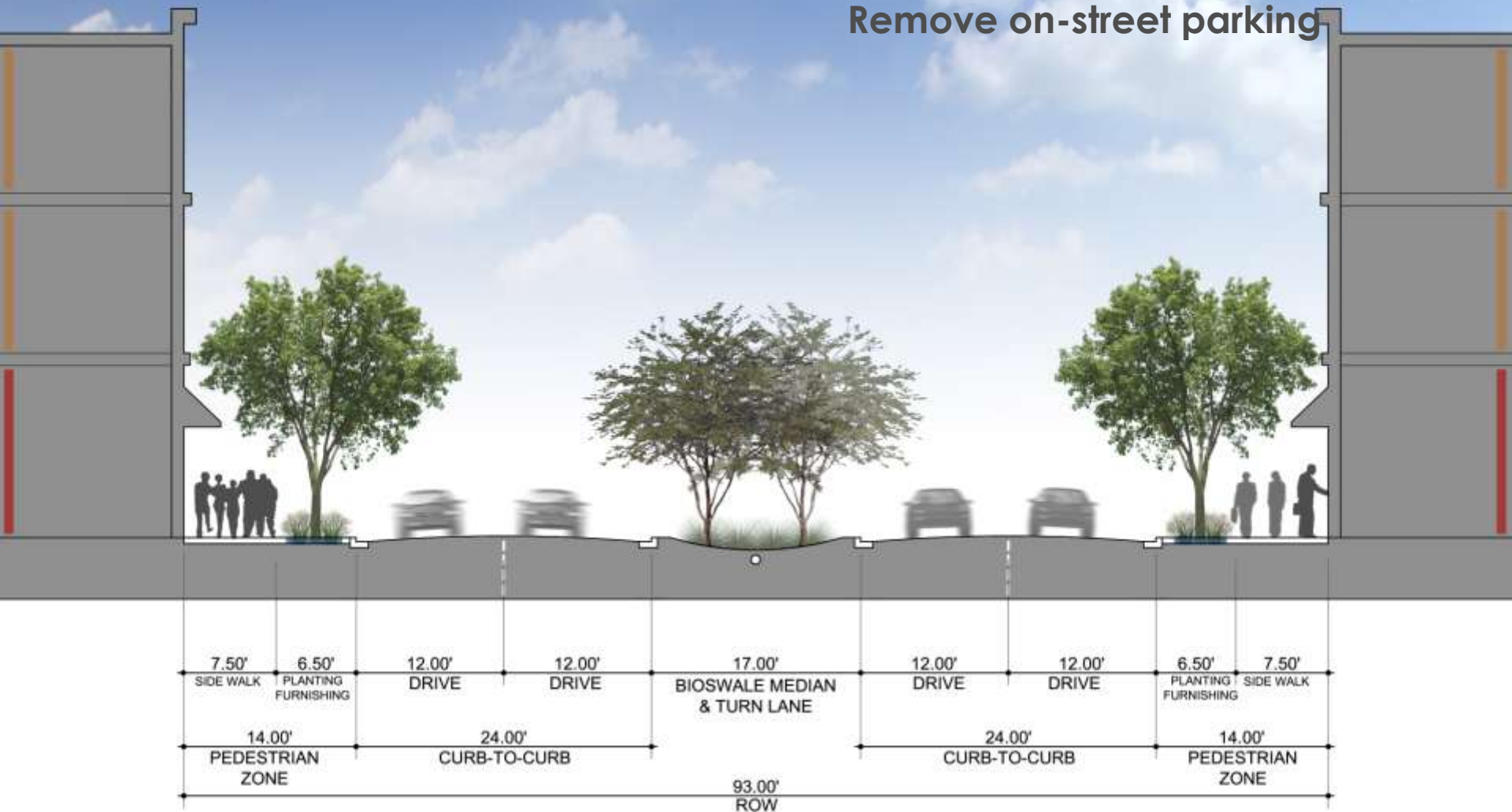
# Mission Gorge Road

Existing speed limit  
Existing median

Trees in grates

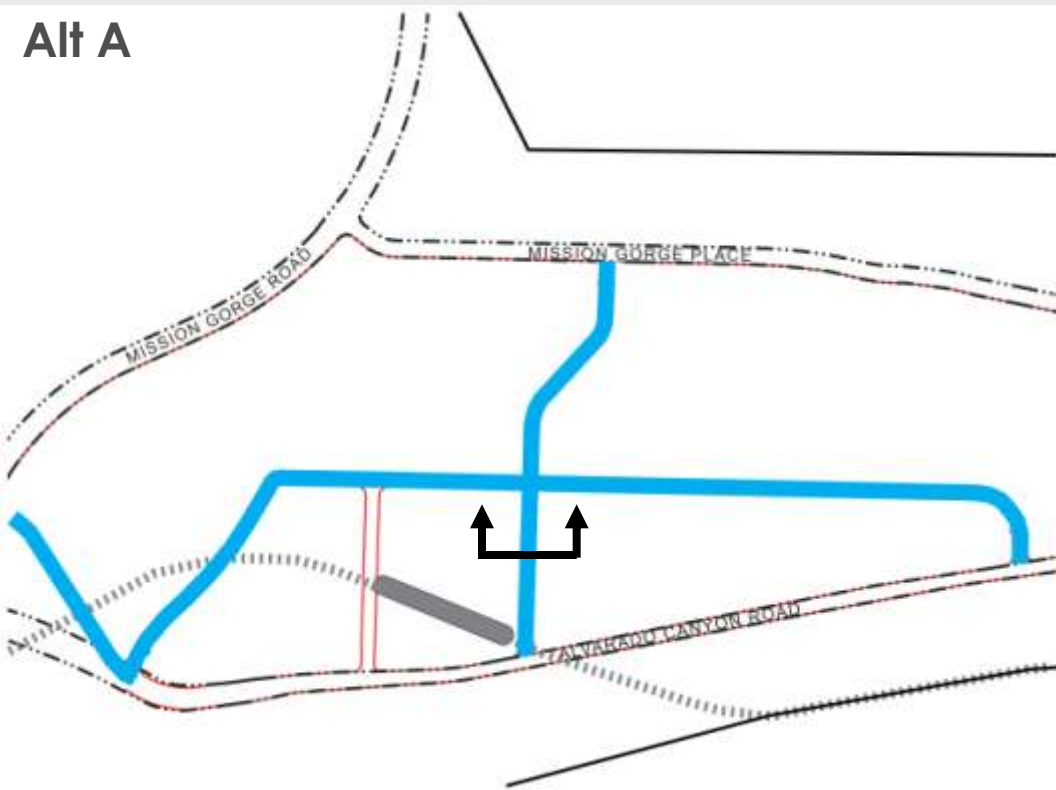
Streetscape amenities

Remove on-street parking



# Mission Gorge Place New Connections

New connection between  
Alvarado Canyon Road and  
Mission Gorge Place

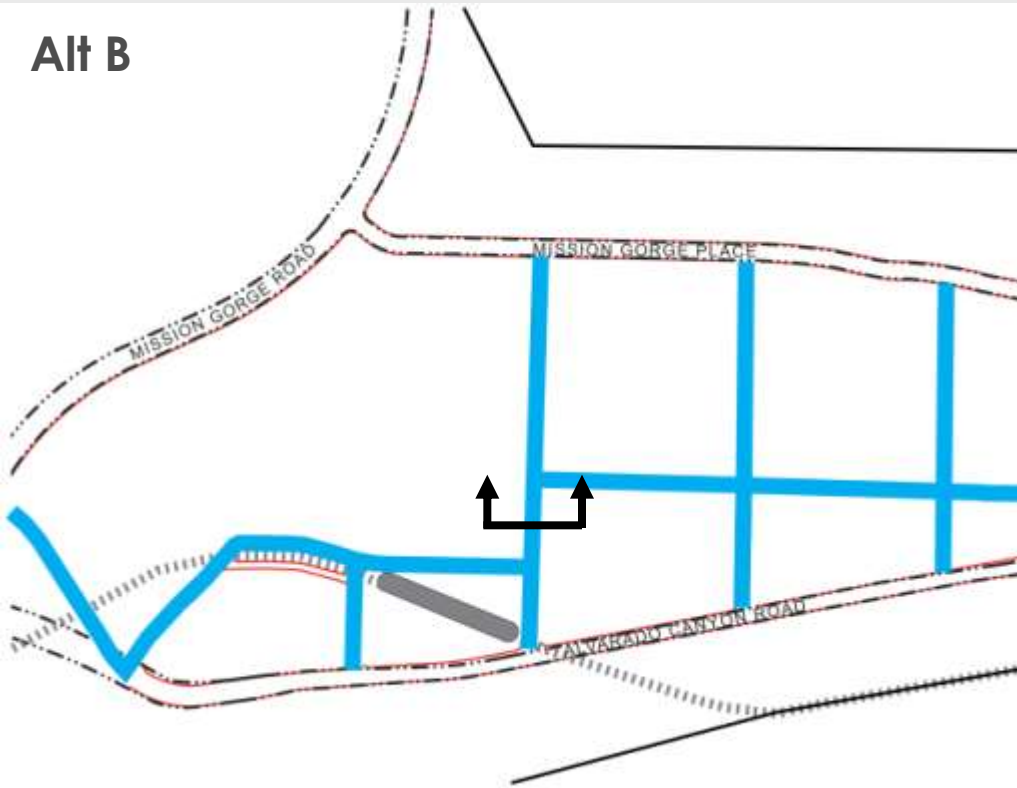




# Mission Gorge Place New Connections

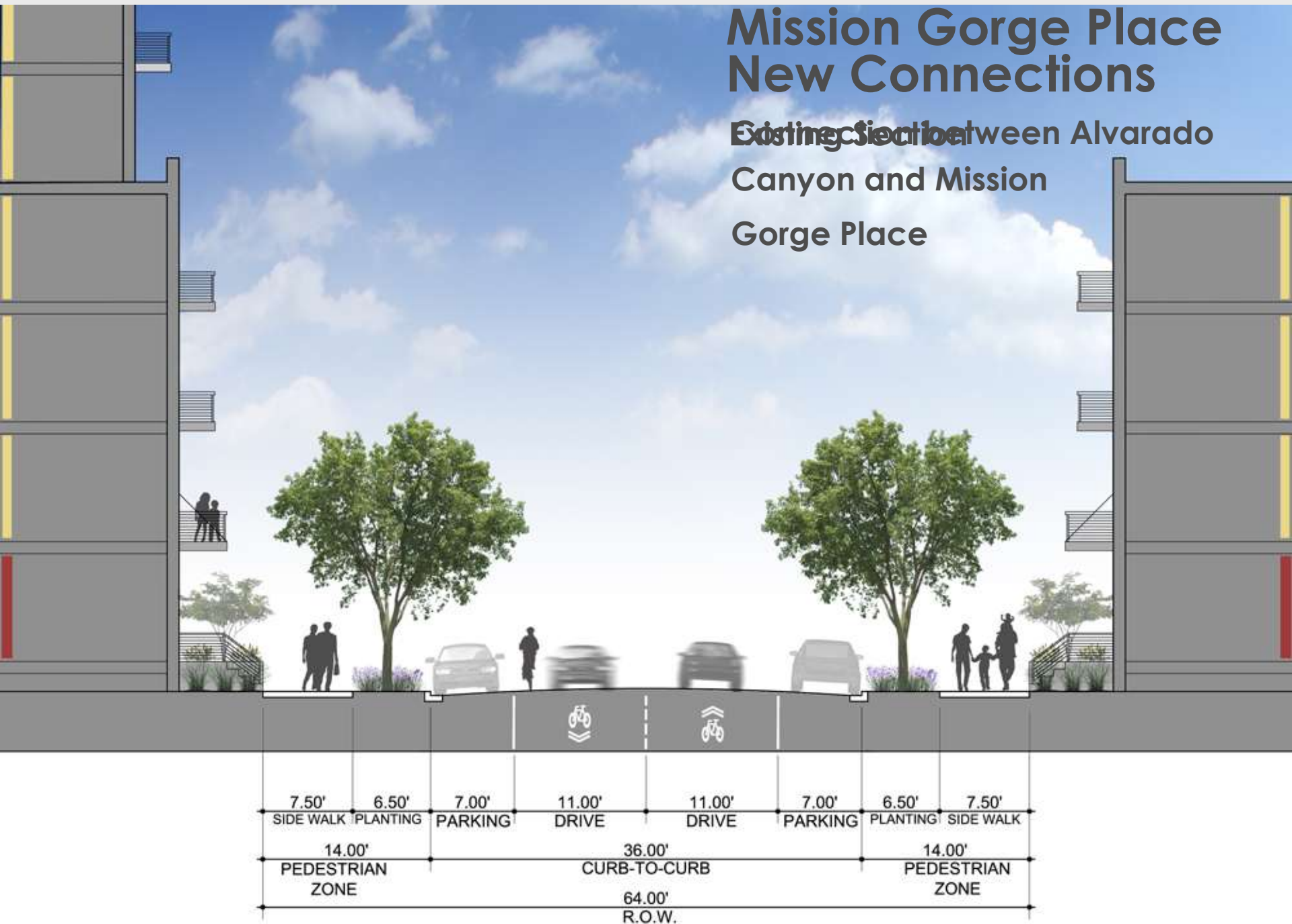
New connection between  
Alvarado Canyon Road and  
Mission Gorge Place

Alt B



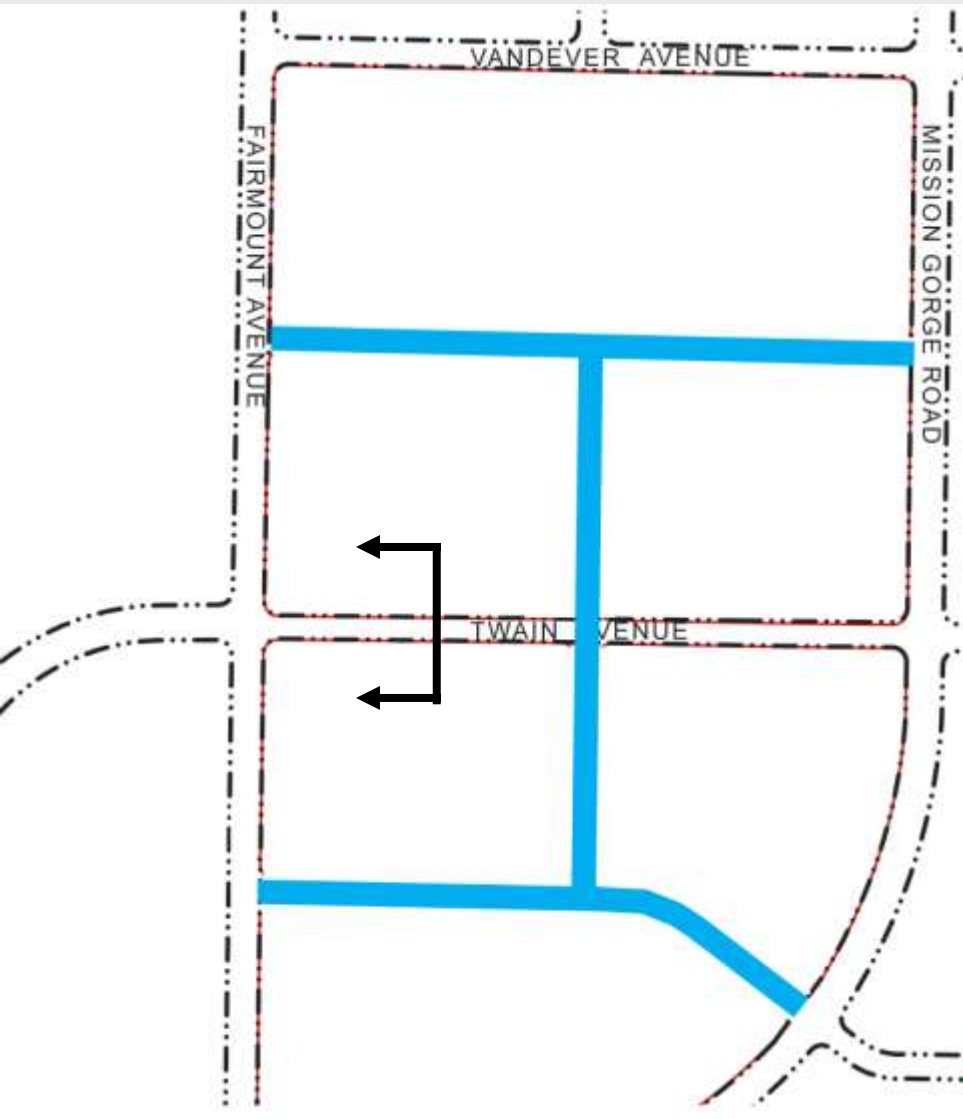
# Mission Gorge Place New Connections

Existing Section between Alvarado  
Canyon and Mission  
Gorge Place



# Twain Avenue

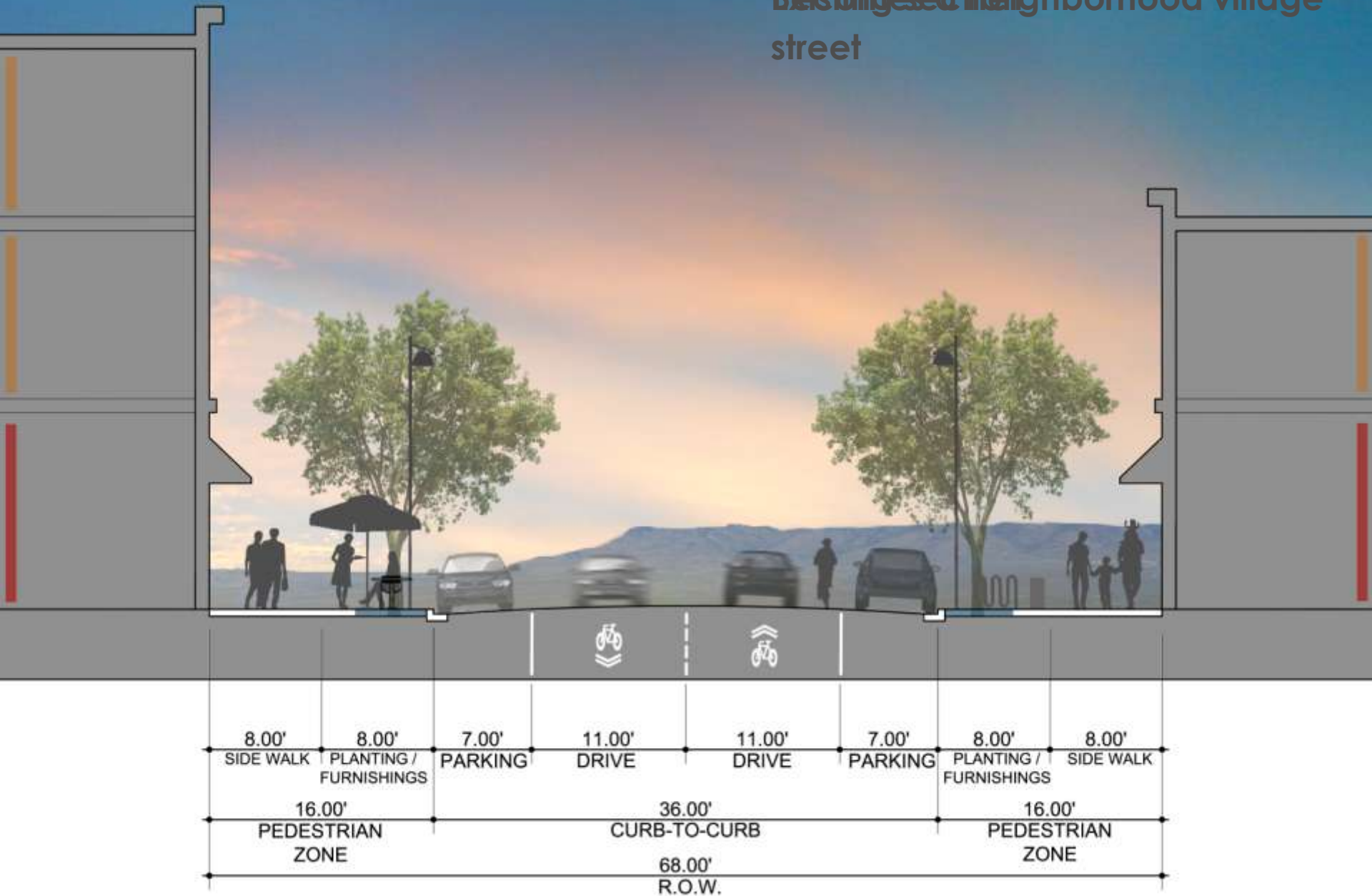
Becomes a neighborhood village street





# Twain Avenue

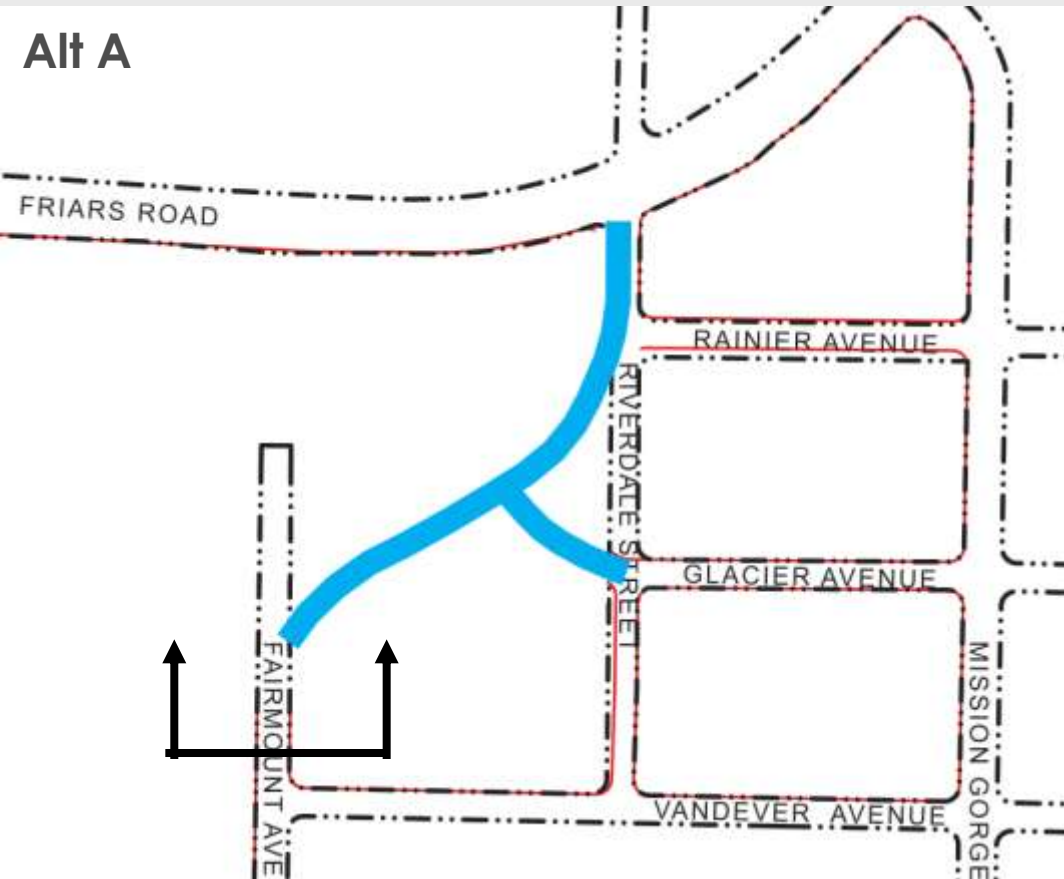
Existing section neighborhood village street



# Fairmount Avenue

New connection to Friars Road

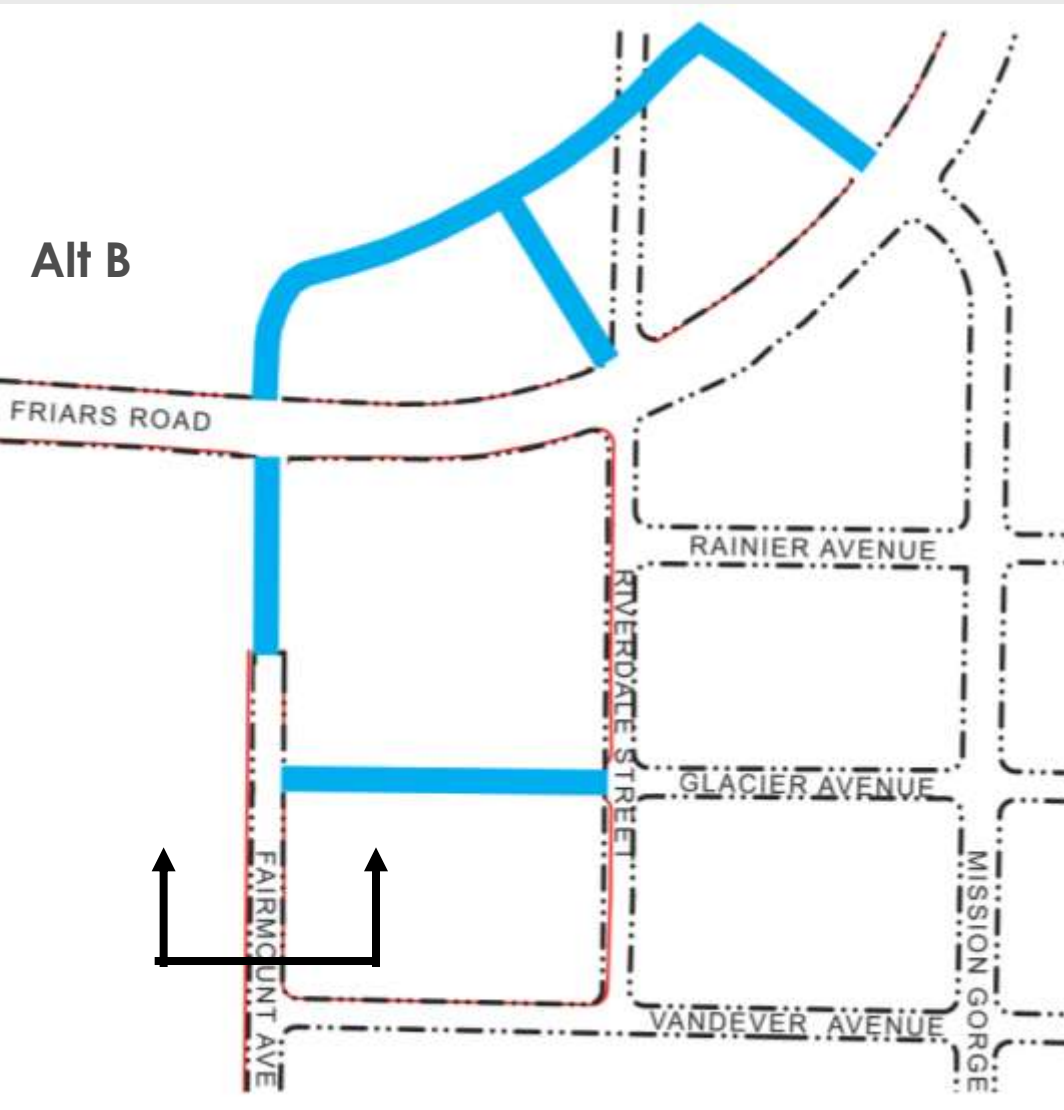
Diagonal connection to Riverdale intersection



# Fairmount Avenue

New connection to Friars Road

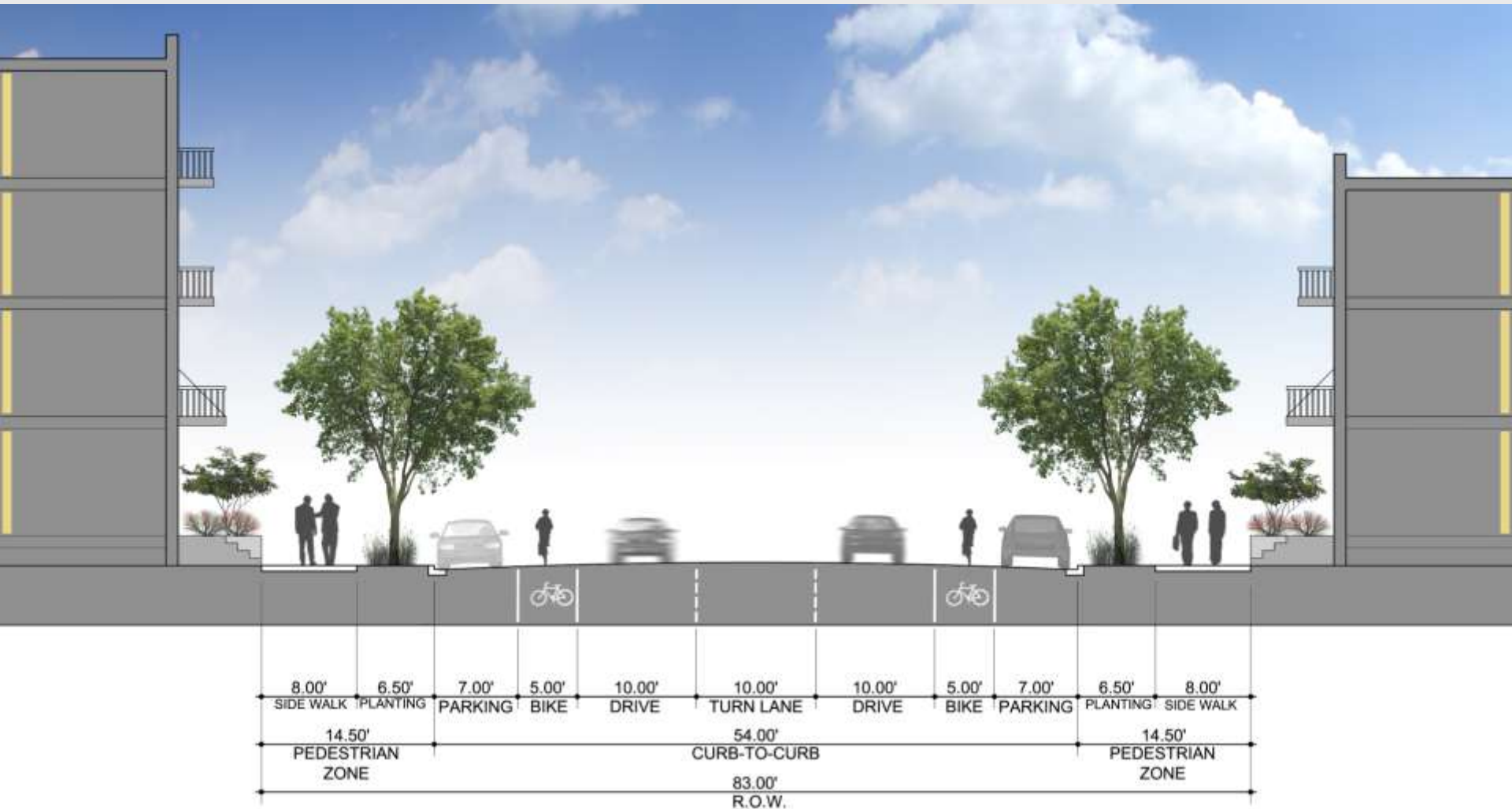
Straight connection would require a bridge or bermed structure





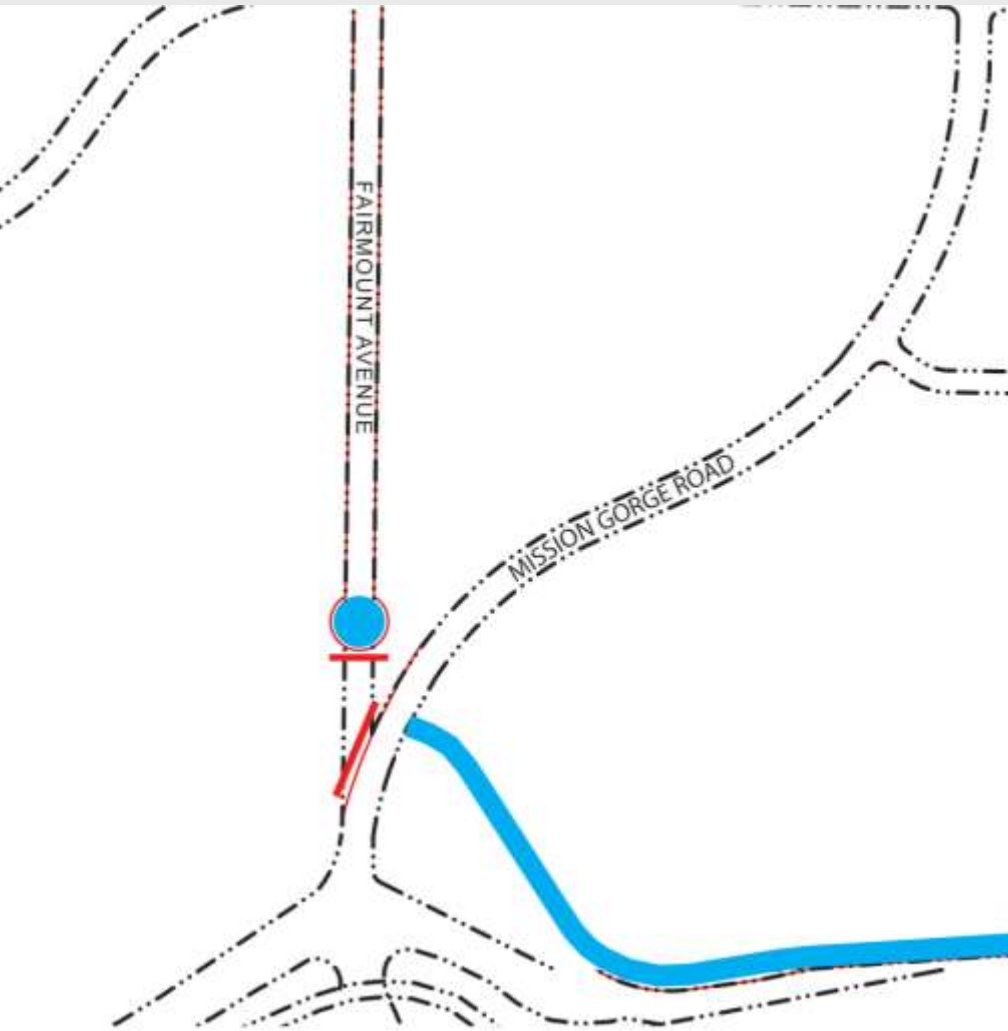
# Fairmount Avenue

## Existing Section to Friars Road



# Fairmount Avenue

Improve connection between Mission Gorge Road and Twain with a new 4-way intersection at Mission Gorge Place – remove Fairmount – Mission Gorge intersection



# Connections between Fairmount Avenue and Mission Gorge Road

Alt A

Map showing the proposed transit route (blue line) for Alt A. The route starts at the intersection of Fairmount Avenue and Twain Avenue, proceeds east on Twain Avenue, then north on a new street, and finally east on VanDever Avenue. A black arrow indicates a one-way street on the new street pointing north.

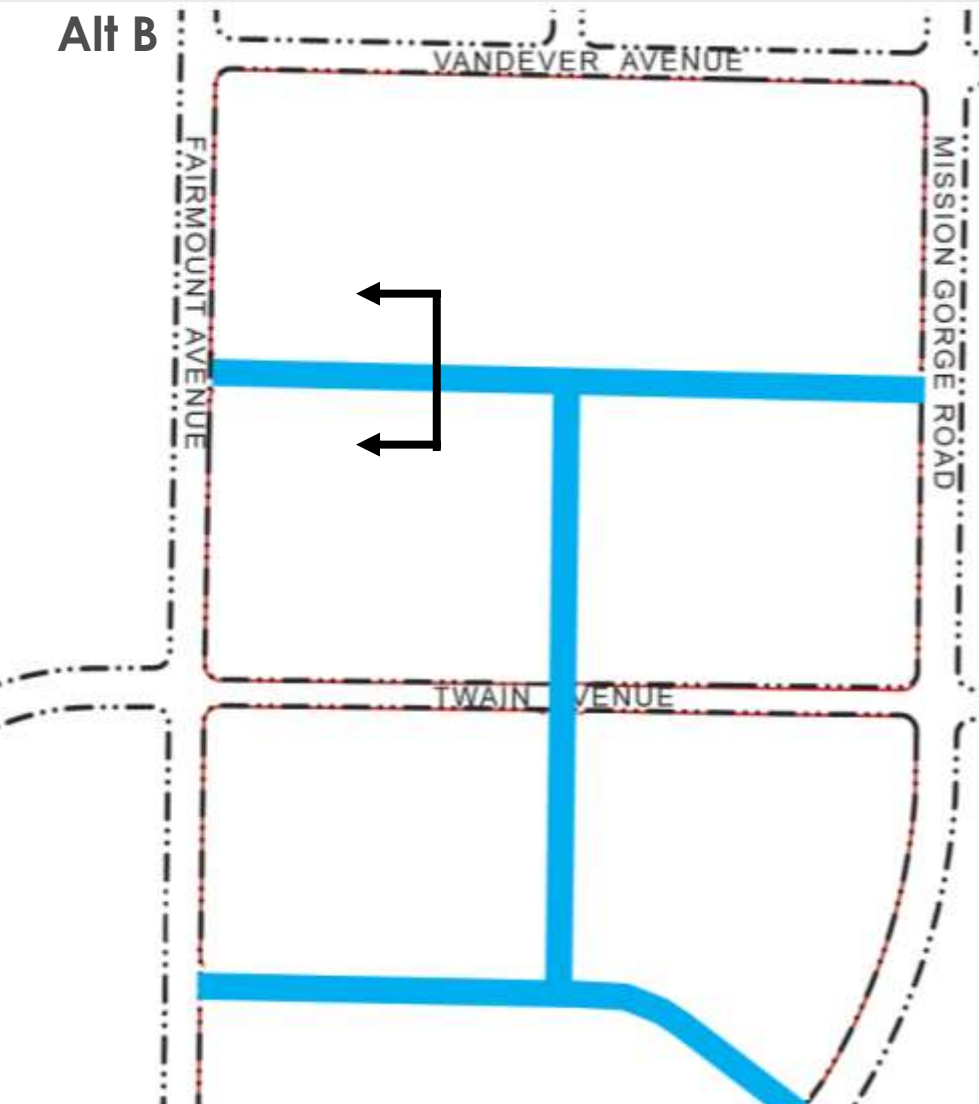




# Village Center

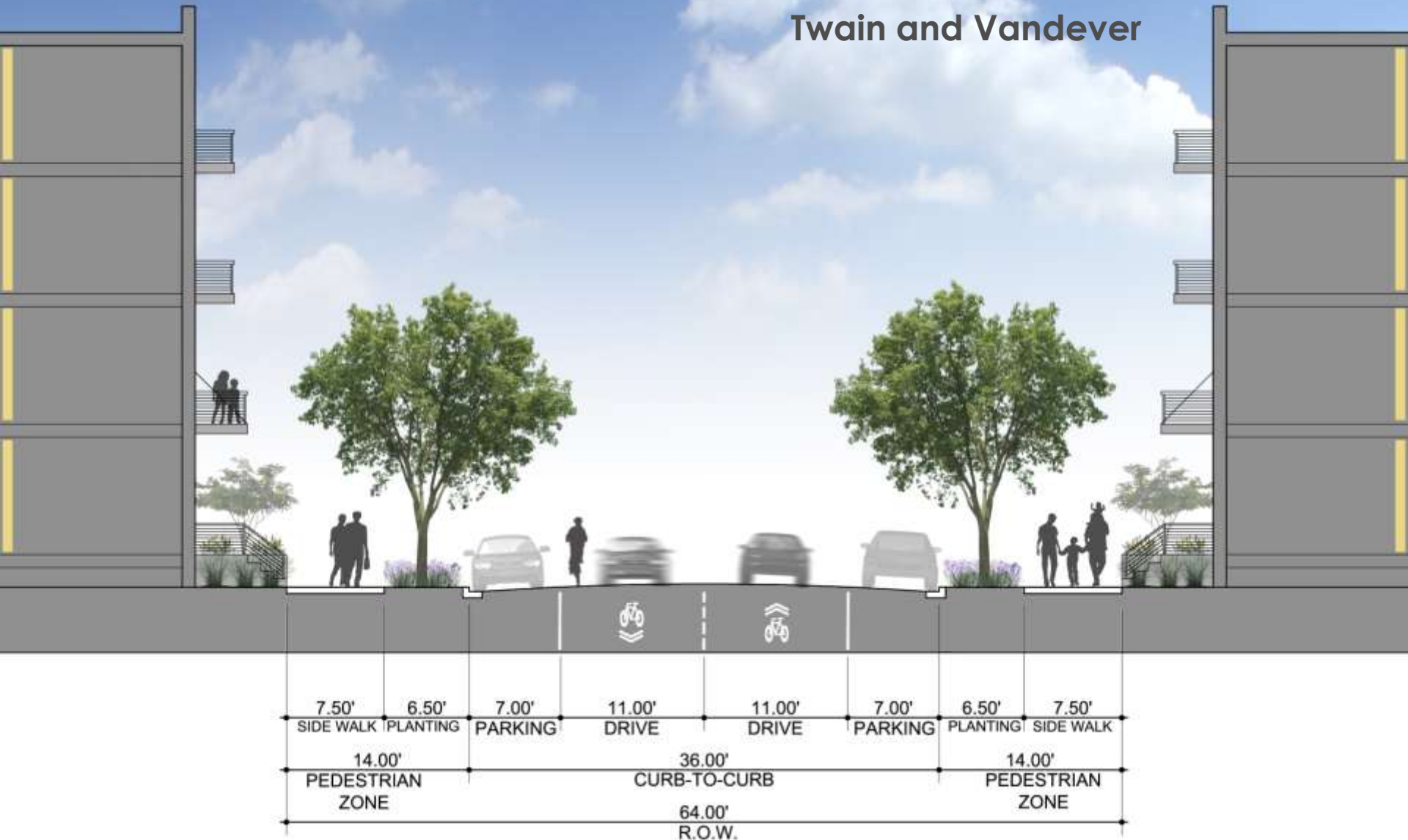
Connections between Fairmount Avenue and Mission Gorge Road

Alt B



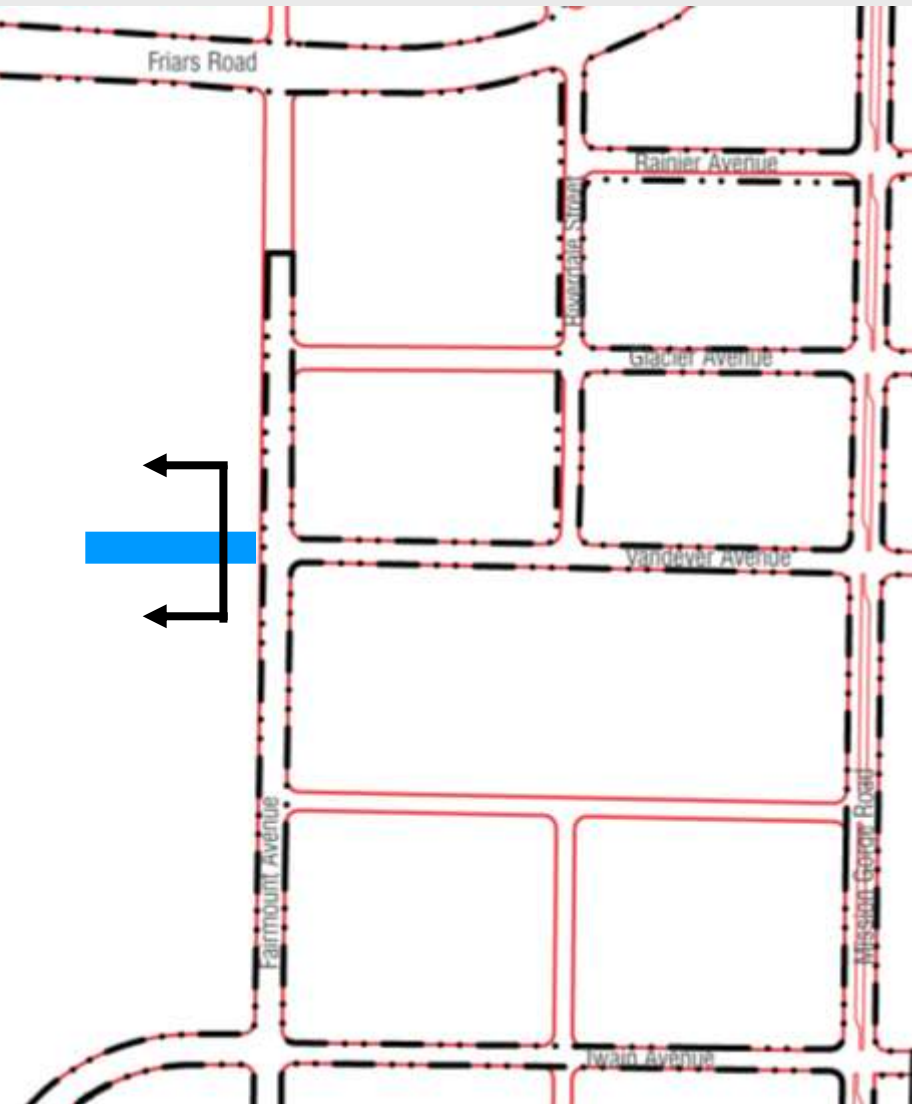
# Village Center

New streets between Fairmount and Mission Gorge and between Twain and Vandever



# Vandever Avenue

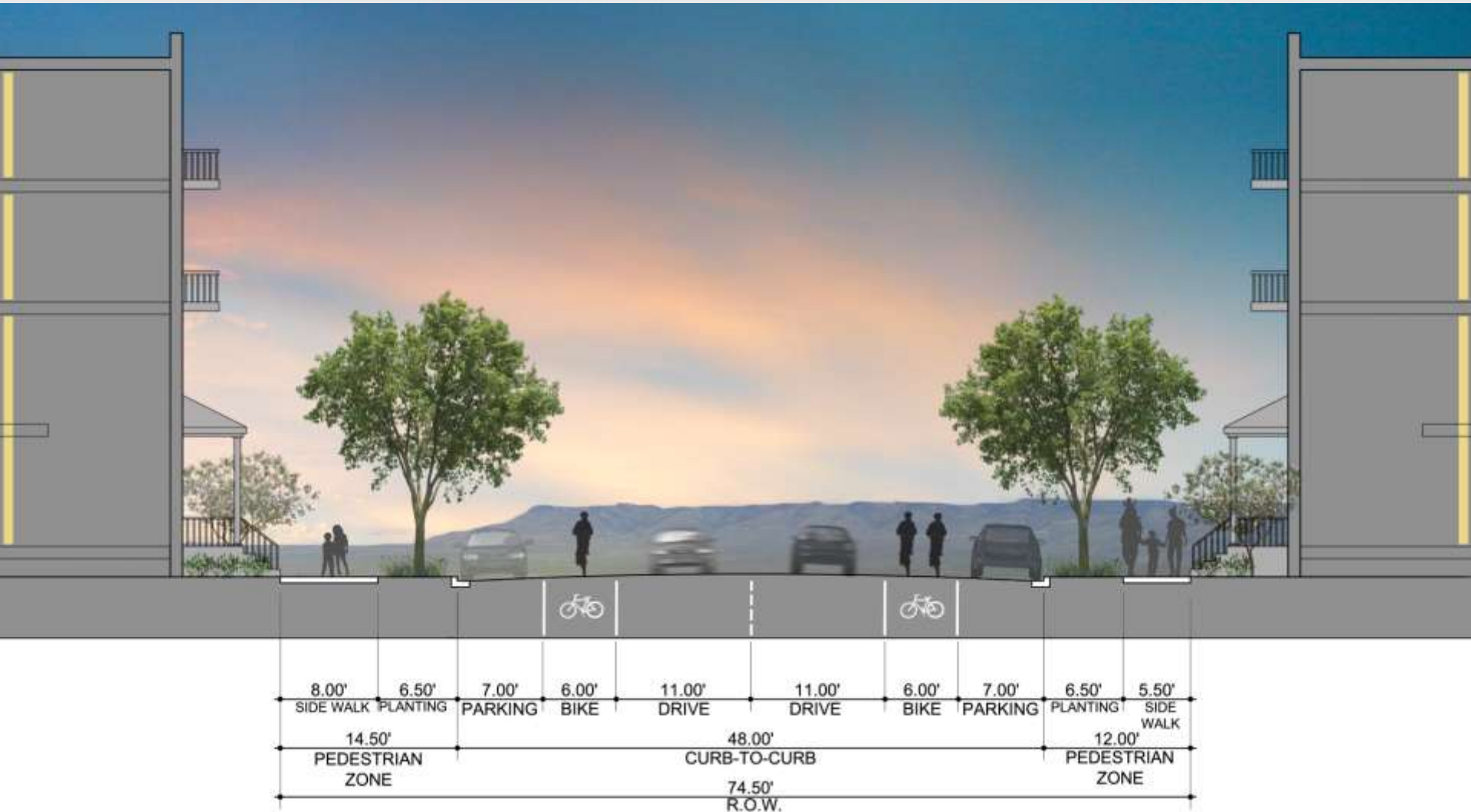
New public or private street west of Fairmount for park space connection to San Diego River





# Vandever Avenue

Existing Section  
East of Fairmount  
Avenue to San Diego River



# Next Steps

## Land use

Fine tune alternatives and determine land use intensities

## Economics

ERA to test economic feasibility, estimate absorption, and assist with phasing

## Design Guidelines

Begin guidelines and hold workshop at May 11 GSC Meeting

## Traffic Analysis

## Parks

Parks staff to determine required park space

## May 11 GSC Meeting

## Community Plan Amendments

